



Cascade County Zoning Board of Adjustment

Application for Variance/Appeal

Cascade County Public Works Department
Planning Division
121 4th St No, STE 2H/I, Great Falls MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

\$250.00 Non Refundable Application Fee

Payment: Check (#) 030325 Cash

OFFICE USE ONLY

Variance: X Appeal: _____

Date Application Received: 11-24-17

Date of Zoning Board Decision: _____

Zoning Board Decision: _____

Applicant/Agent: Powder River Development Services- Samantha Weight Mailing Address: 219 S Wooddale Ave., Eagle, ID 83616

Home Phone: _____ Work Phone: 208-963-4031 Cell Phone: 916-945-0056

Owner(s) if different from applicant: GTP Towers Mailing Address: PO Box 723597, Atlanta, GA 31139

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Property Address: 4300 2nd ave North, Great Falls, MT 59405 Sec _____ T _____ R _____

Lot(s) _____ Blk _____ Geo Code: 02-3016-09-2-05-13-0000 Parcel # 0002622350

Please take notice that the undersigned was denied a permit and seeks a variance or an appeal of the Zoning

Administrator's decision related to the following activity: _____

FOR VARIANCE REQUEST ONLY (may attach documentation)

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance. (A variance is authorized only for height, area, and size of structure, size of yards and open spaces, signage, landscaping, or as otherwise specifically provided for in the Cascade County Zoning Regulations. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or adjoining zoning districts.)

1) Explain how this variance request from the Cascade County Zoning Regulations will not be contrary to the public interest.

This variance request would not be contrary to the general public because we are asking to extend the height of an existing cellular communications facility in order for this existing tower to feasibly hold the addition of a cell carrier, which in return will help the public and expand their network capability.

2) Describe where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

A literal enforcement of regulations would result in an unnecessary hardship because the location of this property is already not meeting the setback requirements for a telecommunication facility. Extending the height of this tower to allow room for an additional cell carrier would avoid the need for a completely new tower to be built, saving time, money and the land. The addition of a carrier onto an existing tower would help the general public in relation to the cell coverage in the area while avoiding the eye sore of a new tower going up.

3) The spirit of this Section would be observed and substantial justice done by granting this variance.

There would be multiple positive aspects created from granting this variance request. As stated before, extending the height of this already existing cellular communication facility would allow an additional cell carrier to locate on the tower. The addition of a new cell carrier onto this existing tower would help the community by expanding their cell coverage, while avoiding a completely new tower to be built.

FOR APPEAL REQUEST ONLY (may attach documentation)

Describe the alleged error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of these regulations.

Owner/Applicant's Signature:



Date: 10/6/2017



Powder River Development Services, LLC

219 S Wooddale Avenue

Eagle, ID 83616

(208) 938-8844 office

(208) 938-8855 fax

www.powderriverdev.com

November 17, 2017

Cascade County
Community Development Services
121 4th ST, NO STE 2H/I
Great Falls, MT 59401

Subject: Site No: **372763 / East Park**
Site Address: **4300 2nd Ave N**
Great Falls, MT 59405
Parcel # **02-3016-09-2-05-13-0000**

Dear Community Development,

Powder River Development Services is representing American Tower Corporation (ATC) regarding the T-Mobile network expansion project on an existing wireless communication facility in Cascade County, referenced above.

The scope of work of this project consists of the following: installation of (3) new sector frames with (6) new panel antennas, (5) radio units and (1) Hybrid cable on an existing structure, and the installation of new equipment cabinets on a new steel platform within an existing compound. The tower height is proposed to be extended by 15 feet bringing the tower from 110' to 125', however the existing compound square footage will be remaining the same.

Enclosed you will find (1) Cascade County Application for a Variance, along with a check in the amount of (\$250.00) and (3) sets of construction drawings. As soon as our application has been deemed complete please call or email me at 208-963-4031

samantha.weight@powderriverdev.com to let me know when the hearing for our request will be so I can make arrangements to be there.

Upon approval of our application, if you could please email a copy of the approval to samantha.weight@powderriverdev.com and please mail the originals to me the address below.

If any more information is needed, please do not hesitate to let me know!

Respectfully,

Samantha Weight
Site Acquisition Agent
Powder River Development Services, LLC
219 S. Wooddale Avenue
Eagle, ID 83616
208.963.4031